

MINUTES OF THE SPECIAL MEETING OF THE FAIRFAX COUNTY  
REDEVELOPMENT AND HOUSING AUTHORITY

April 9, 2003

On April 9, 2003, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met with the various local revitalization organizations (G-7) and the Planning Commission in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 7:00 p.m.

CALL TO ORDER

FCRHA Vice-Chair Ronald Christian, called the Special Meeting of the FCRHA to order at 7:00 p.m., by announcing that he will be chairing the meeting in the absence of the FCRHA Chair, Conrad Egan, who was unable to attend due to an emergency.

FCRHA Commissioners present and absent for a portion or all of the meeting were as follows:

PRESENT

Ronald Christian  
John Kershenstein  
H. Charlen Kyle  
Elisabeth Lardner  
Al McAloon  
Lee A. Rau  
Joan Sellers

ABSENT

Conrad Egan  
Kenneth Butler  
Martin Dunn  
Willard Jasper

G-7 Members present were as follows:

Carl A.S. Coan, Jr., Merrifield Revitalization Area  
Robert Gray, Central-Springfield Area Revitalization Council  
Daniel W. McKinnon, Jr., Chair, Annandale CBD Planning Committee, Inc.  
Jack Wilbern, Chair, Mclean Revitalization Corporation  
Rick Neel, President, Southeast Fairfax Development Corporation  
Frank Sellers, Board of Directors, Bailey's Crossroads Revitalization Corporation  
Becky Witsman, Executive Director, Southeast Fairfax Development Corporation.

Planning Commissioners present were as follows:

Walter Alcorn  
Frank de la Fe  
Suzanne Harsel  
Jack Kelso  
Ilryong Moon

Also present at the meeting were Paula C. Sampson, Director, Department of Housing and Community Development (HCD); Mary A. Stevens, Deputy Director, HCD; Harry Swanson, Deputy Director, Revitalization and Real Estate, HCD; Patricia Schlener, Director of Administration, HCD; Alan Weiss, FCRHA Counsel; David Stroh, FCRHA Counsel; Kristina Norvell, Director of Public Affairs, HCD; James Hall, Chief, Housing Services Branch, HCD; James Speight, Director, Property Improvement and Maintenance Division, HCD; John Payne, Director, Design, Development and Construction Division, HCD; Barbara Carpenter, Director, Policy and Planning, Office of Revitalization, HCD; Matt Slavin, Project Director, Office of Revitalization, HCD; Erik Hoffman, Director, Real Estate Finance and Grants Management Division, HCD; Audrey Spencer-Horsley, Housing and Community Developer IV Real Estate Finance and Grants Management Division, HCD; Elisa Johnson, Grants Coordinator, Real Estate Finance and Grants Management Division, HCD; Cynthia Ianni, Senior Program Manager, Office of Revitalization, HCD; Julie Herlands, Senior Program Manager, Office of Revitalization, HCD; Vicki Shean, Senior Program Manager, Office of Revitalization, HCD; Jolene Silipigni, Grants Coordinator, Office of Revitalization, HCD; and Winifred A. Clement, FCRHA Assistant, HCD.

The Acting Chair explained that the first item, related strictly to the FCRHA, was placed on the agenda due to time constraints.

ACTION ITEM

1

RESOLUTION NO. 19-03

AUTHORIZATION TO SUBMIT PROPOSED GRANT APPLICATION UNDER THE  
FISCAL YEAR 2003 U.S. DEPARTMENT OF COMMERCE, NATIONAL  
TELECOMMUNICATIONS AND INFORMATION ADMINISTRATION'S TECHNOLOGY  
OPPORTUNITIES PROGRAM

NOW, THEREFORE, BE IT RESOLVED that the FCRHA authorizes the Department of Housing and Community Development to submit a grant proposal for the Technology Opportunities Program in the amount of up to \$631,500 as described in the action item approved by the FCRHA on April 9, 2003.

Elisa Johnson, Grants Coordinator, Real Estate and Finance Division, HCD, gave a brief presentation asking for approval of Resolution Number 19-03, requesting authorization to apply for the U.S. Department of Commerce Telecommunications and Technology grant.

After the presentation and response to questions from the Commissioners, a motion was made by Commissioner McAloon, seconded by Commissioner Sellers, to adopt Resolution Number 19-03. After discussion, a vote was taken, and the motion carried unanimously.

The Acting Chair thanked his colleagues, the Revitalization Chairs, and the members of the Planning Commission for coming and turned the meeting over to the moderator, Commissioner Albert J. McAloon, who announced that he will be co-chairing the meeting with the McLean Revitalization District Chair Jack Wilbern. Both Commissioners Christian and McAloon commended HCD staff for the set-up and other work that went along with preparation for the meeting.

Commissioner McAloon started by reading testimony regarding revitalization that he presented at the budget hearing on April 8. All of the FCRHA Commissioners and Revitalization representatives present introduced themselves and gave an overview of the challenges they face in their individual areas. Those speaking on behalf of their areas were Dan McKinnon, Annandale; Frank Sellers, Bailey's Crossroads; Jack Wilbern, McLean Revitalization District; Rick Neel, Richmond Highway; and Bob Gray, Springfield. Members of the Planning Commission also provided input during the discussion.

Next, HCD Director Paula Sampson was asked to give an overview of the powers of the HCD/FCRHA.

2. OVERVIEW OF THE POWERS OF THE FCRHA

*Presentation Paula Sampson* – In an overview of the powers of the FCRHA, HCD Director Paula Sampson mentioned that as a political subdivision of the Commonwealth of Virginia, the FCRHA possess powers that are lacking in other Fairfax County agencies. She noted that Revitalization was placed under the FCRHA because of the powers of the FCRHA, and that revitalization has become a part of the FCRHA strategic plan.

*Redevelopment and Housing* – The FCRHA has the power to acquire, own, and develop land and property although it has focused more on housing than redevelopment. It also possesses the power to consolidate small parcels and make them more desirable for developers.

*Financing* – the most powerful tool – The FCRHA can incur debt, make loans, borrow money and issue bonds to finance its own development as well as private and public property and make grants.

*Lease Financing* – for such purposes as building community centers, the FCRHA serves as grant makers, and owns limited liability corporations. The FCRHA can also create partnerships, joint-ventures, and limited liability corporations.

*Eminent Domain* – The FCRHA has the right to acquire private property for public purpose, although it is used sparingly.

*Specific Tools* – Ms. Sampson reviewed the various tools available to the FCRHA to financing its programs. HCD Real Estate Finance and Grants Management Director Erik Hoffman expounded on tax credits and equity financing. HCD Director of Development Design and Construction John Payne talked about site preparation and development, and financing mechanisms available for neighborhood improvement and for use in conservation areas and revitalization districts. After their presentations, Ms. Sampson and her staff responded to questions from the group.

3. GENERAL DIALOGUE/DISCUSSIONS, QUESTIONS AND ANSWERS

Commissioner McAloon spoke about variables that deal with development versus revitalization, land swap, and FCRHA bonds for use in independent projects that are bond-worthy. A discussion and question and answer period followed. Each Commissioner, G-7 member, and Planning Commissioner was given an opportunity to engage in the discussions.

4. WRAPUP SUMMARY; KEY WORDS, THEMES, PRIORITIES FOR FOLLOW-UP

- Relocation – Richmond Byrd Library
- Proactively market plans
- Case study/project for use of tools – Can we move quickly?
- Targeted land assembly (especially for mixed use)
- Issue of seeing need for revitalization and need to include housing (especially for elderly)
- Mixed use – should include residential over commercial
- FCRHA partner with developers for site work
- FCRHA use of eminent domain – acquisition of land and/or straightening deeds
- Need for community consensus - FCRHA as facilitator
- CCFAC – should G-7 have a seat?
- Mixing of funds – without killing project
- VDOT – need to widen (Route 7) and impact on properties (ROW needs)
- Pedestrian amenities – walkways – how to attract younger residents
- How to preserve key parcels for high quality mixed use development in the future
- What is the role of EDA?
- How do we define revitalization?
- Leveraging of public and private funds
- Lack of public incentives (e.g. loss of low income tax credit)
- Importance of real expedited processing and reducing uncertainty
- Incremental projects

CONSENSUS ON NEXT ACTION

Responding to Commissioner McAloon's question whether the G-7 would like to meet again with the FCRHA and with what kind of frequency, it was decided another meeting may be arranged in six months. Mr. Kelso suggested that the Economic Development Authority be invited to attend the next meeting.

The FCRHA Commissioners thanked the G-7 and the Planning Commissioners for attending and participating in this historic meeting of all three bodies together for the first time.

ADJOURNMENT

A motion was made by Commissioner Kershenstein, seconded by Commissioner McAloon, to adjourn the meeting at 9:45 p.m. A vote was taken and the motion carried unanimously.

(Seal)

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Ronald Christian, Acting Chairman

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Paula C. Sampson, Assistant Secretary